

670.19 m²
7,213.88 sq ft

SITE PLAN
SCALE = 1 : 150

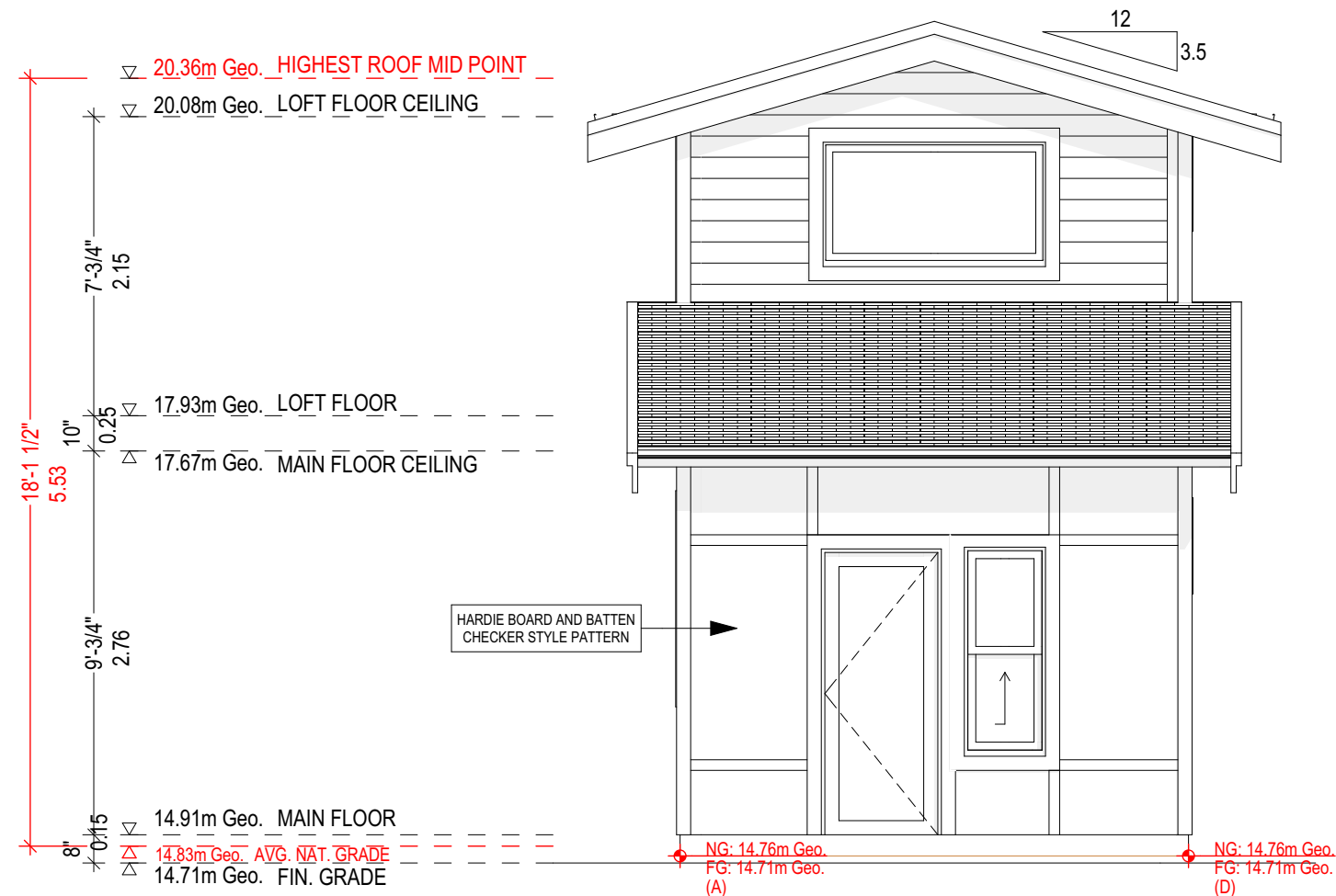
TOWNSHIP OF ESQUIMALT PROPOSED SMALL-SCALE DWELLING		
ADDRESS	1215 COLVILLE ROAD	
LOT SIZE	670.19m ² (7,213.88 ft ²)	
ZONING	RSM-2	
	PROPOSED	ALLOWED
FLOOR AREA		
FLOOR AREA FOR FIRST STOREY	37.44m ² (403ft ²)	
FLOOR AREA FOR SECOND STOREY	17.06m ² (183.68ft ²)	
TOTAL GROSS FLOOR AREA	54.50m ² (586.68ft ²)	
SITE COVERAGE		
SITE COVERAGE	31.24% 209.40m ² (2,253.95ft ²)	50% 335.10m ² (3,606.94ft ²)
PARKING STALLS ON SITE	3	
SETBACKS		
FRONT LINE	23.66m (77.63ft)	4.0m (13.12ft)
PROPOSED DWELLING UNIT INTERIOR SIDE	13.34m (43.76ft)	1.20m (3.94ft)
PROPOSED DWELLING UNIT INTERIOR SIDE (USED FOR COMBINED SETBACK TOTAL)	1.31m (4.30ft)	1.20m (3.94ft)
EXISTING DWELLING UNIT INTERIOR SIDE (USED FOR COMBINED SETBACK TOTAL)	1.10m (3.61ft)	1.20m (3.94ft)
COMBINED SIDE YARDS (PROPOSED DWELLING UNIT AND EXISTING DWELLING UNIT)	2.41m (7.91ft)*	3.0m (9.84ft)
REAR LINE	2.71m (8.91ft)*	4.50m (14.76ft)
BUILDING SEPARATION	2.57m (8.43ft)	2.50m (8.20ft)
HEIGHT		
NUMBER OF STOREYS	2	
AVERAGE GRADE	14.83m Geo.	
HIGHEST SLOPED ROOF HEIGHT	5.53m (18.13ft)	11.0m (36.09ft)

INDICATES VARIANCE(S)*

(A) 14.76
(B) 14.91
(C) 14.90
(D) 14.76

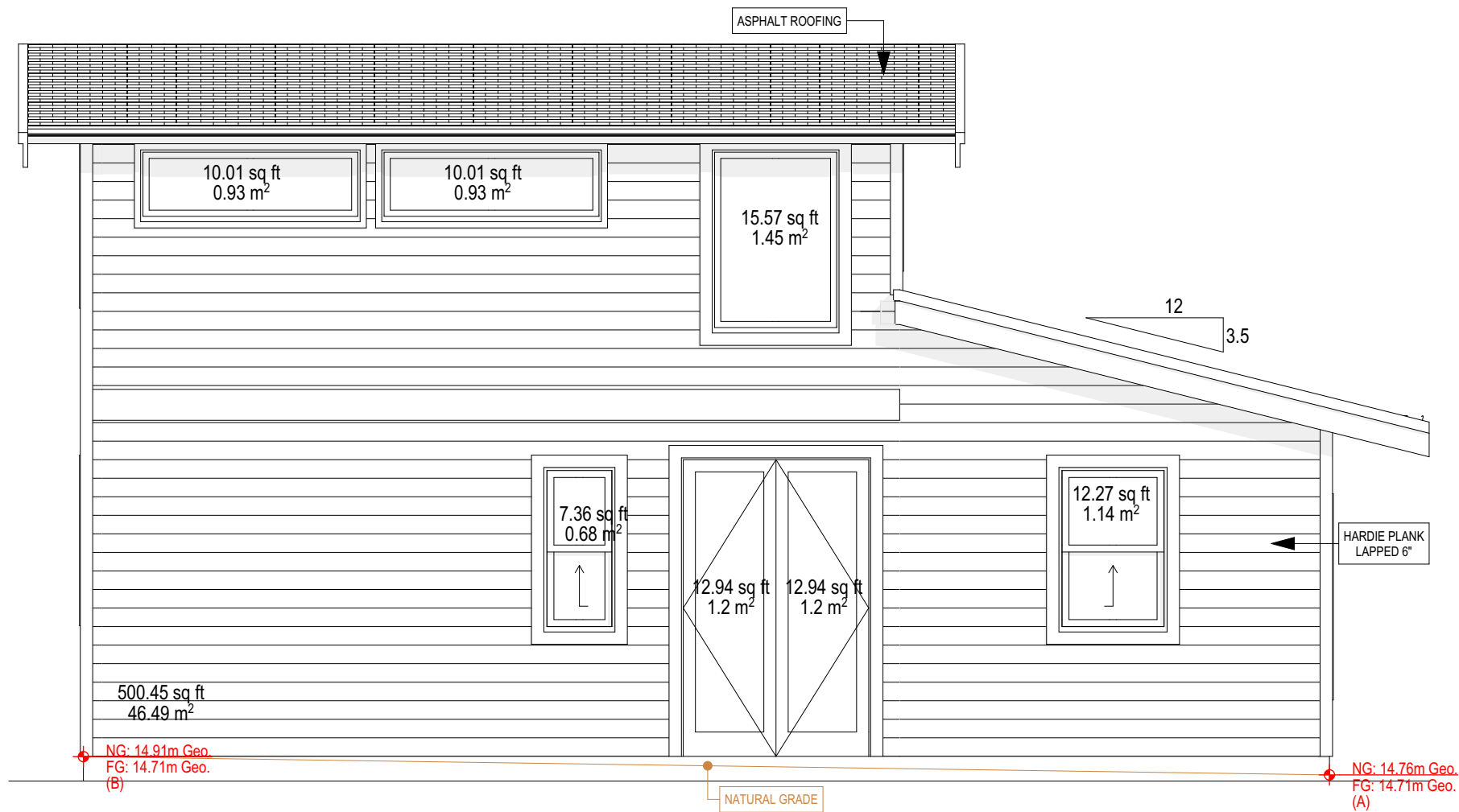
(+) → HEIGHT CALCULATION
59.33 / 4 = 14.83m Geo. (AVG. NAT. GRADE)

TITLE SITE PLAN AND DATA BOX			SHEET NO. B.01	GENERAL NOTES BOARD OF VARIANCE SUBMISSION TOWNSHIP OF ESQUIMALT	
DATE 03APR25	PROJECT NO. 1251	PROJECT TITLE 1215 COLVILLE RD - SMITH RESIDENCE			




FRONT ELEVATION
SCALE = 1 : 50

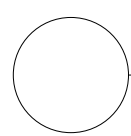
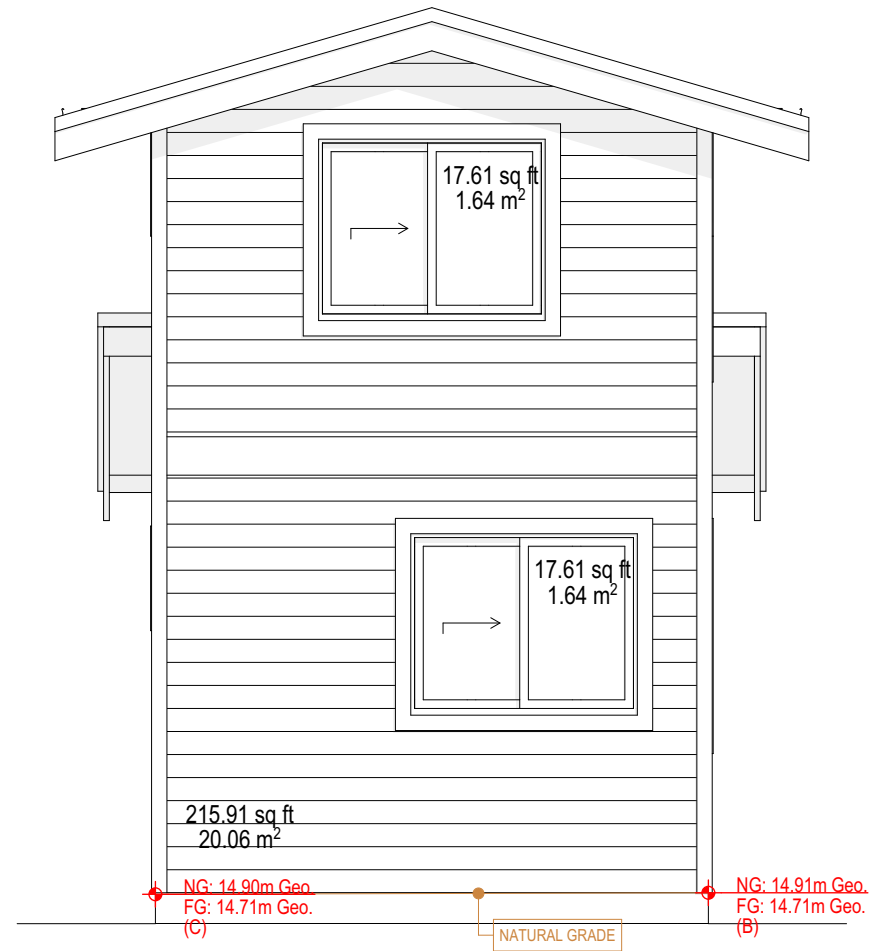
TITLE EXTERIOR ELEVATION			SHEET NO. B.04	GENERAL NOTES BOARD OF VARIANCE SUBMISSION TOWNSHIP OF ESQUIMALT	
DATE 03APR25	PROJECT NO. 1251	PROJECT TITLE 1215 COLVILLE RD - SMITH RESIDENCE			



○ **LEFT ELEVATION**
SCALE = 1 : 50

LIMITING DISTANCE	2.38	m
EXPOSED BUILDING FACE	46.49	sq m
ALLOWABLE OPENINGS (as per Table 9.10.15.4)	16.85	%
ALLOWABLE OPENING AREA	7.83	sq m
PROPOSED OPENINGS	7.53	sq m

TITLE EXTERIOR ELEVATION			SHEET NO. B.05	GENERAL NOTES BOARD OF VARIANCE SUBMISSION TOWNSHIP OF ESQUIMALT	
DATE 03APR25	PROJECT NO. 1251	PROJECT TITLE 1215 COLVILLE RD - SMITH RESIDENCE			

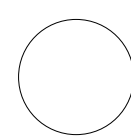
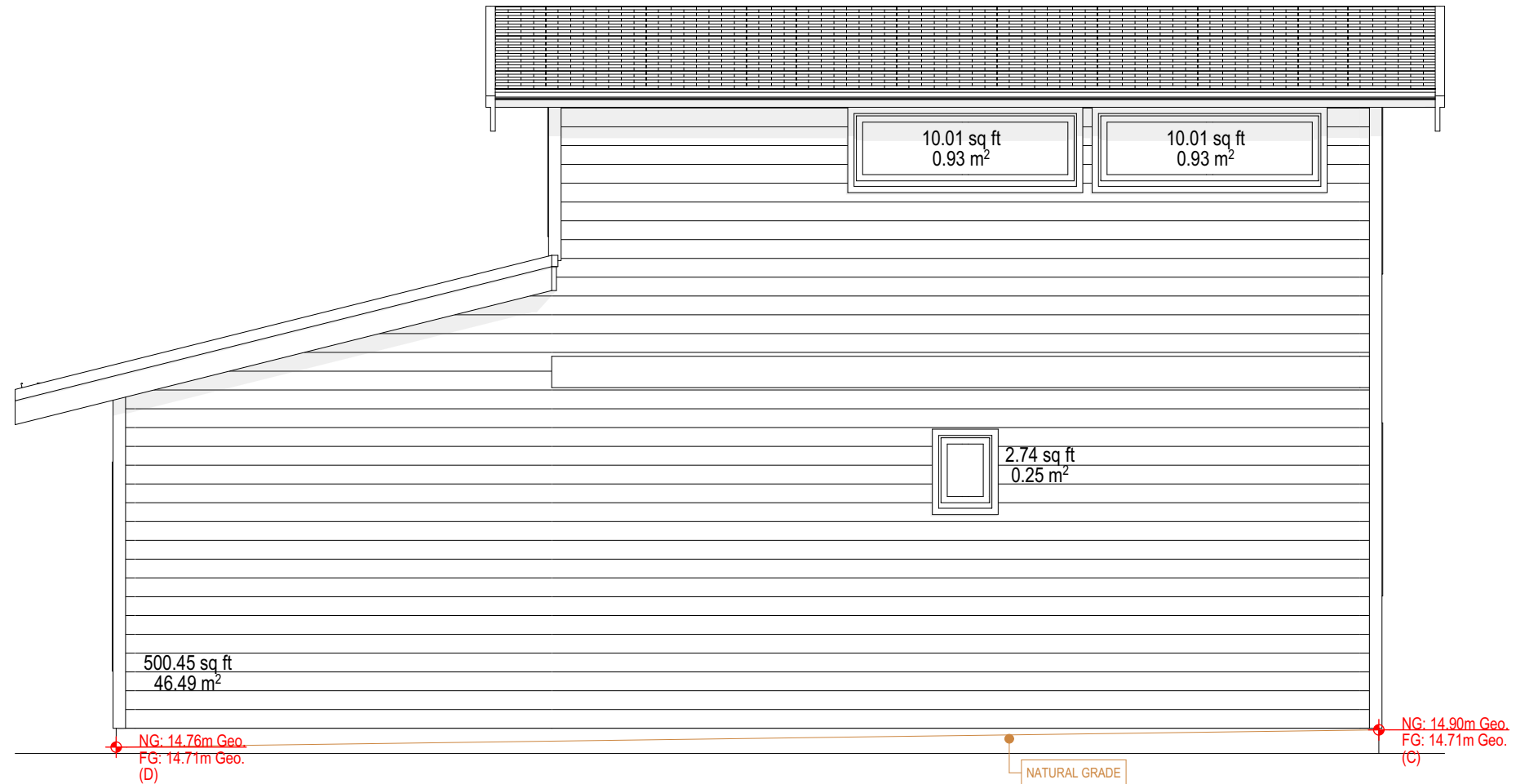


REAR ELEVATION

SCALE = 1 : 50

LIMITING DISTANCE	2.71	m
EXPOSED BUILDING FACE	20.06	sq m
ALLOWABLE OPENINGS (as per Table 9.10.15.4)	21.45	%
ALLOWABLE OPENING AREA	4.30	sq m
PROPOSED OPENINGS	3.28	sq m

TITLE EXTERIOR ELEVATION			SHEET NO. B.06	GENERAL NOTES BOARD OF VARIANCE SUBMISSION TOWNSHIP OF ESQUIMALT	
DATE 03APR25	PROJECT NO. 1251	PROJECT TITLE 1215 COLVILLE RD - SMITH RESIDENCE			



RIGHT ELEVATION

SCALE = 1 : 50

LIMITING DISTANCE	1.31	m
EXPOSED BUILDING FACE	46.49	sq m
ALLOWABLE OPENINGS (as per Table 9.10.15.4)	7.25	%
ALLOWABLE OPENING AREA	3.37	sq m
PROPOSED OPENINGS	2.11	sq m

TITLE EXTERIOR ELEVATION			SHEET NO. B.07	GENERAL NOTES BOARD OF VARIANCE SUBMISSION TOWNSHIP OF ESQUIMALT	
DATE 03APR25	PROJECT NO. 1251	PROJECT TITLE 1215 COLVILLE RD - SMITH RESIDENCE			